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June Voting

During the June General HOA meeting there'll be voting for several issues, the voting process will be changed to paper balloting. Ballots will be passed out according to the CC&R when you enter the meeting. If you have proxy letters for voting, then additional ballots will be provided based on the number of signed proxy forms provided. We'll need at least two volunteers to count the votes, so please volunteer by contacting a Board Member or send an email to vdlboard@vdlhoa.org.

On Board

A viable community depends on volunteers to not only save costs but create a sense of community. As a volunteer, you can make a positive impact on your community. VDL needs people to volunteer to serve on the Board, Committees and help maintain the common areas.

The VDL Board is critical in ensuring the operations of VDL. At the General Meeting in June, the HOA members will vote on candidates for the Board. The Board positions include the following:

- President
- Vice President
- Secretary
- Treasurer
- Member-at-Large

If insufficient owners step forward to volunteer to serve on the Board, the scope and cost of property management will have to increase to comply with the VDL Declarations, Bylaws and Rules.

The Board needs assistance in running and maintaining VDL; and our volunteer committees have done a great service in the past. Everyone should give some volunteer time and not simply depend on others. Here's a list of committees that provide an opportunity to serve; this list also provides a very abbreviated charter statement:

Architectural Control Committee

This committee ensures improvements to VDL lots are according to the governing documents.

Building and Grounds Committee

This committee ensures the common areas are maintained or improved.

Financial Committee

This committee creates a budget for subsequent fiscal year and assists Treasurer.

Membership Committee

This committee welcomes new owners or renters and updates contact lists.

Social Committee

This committee organizes social functions for the residents of VDL.

Special Pool Committee

This committee ensures the pool is available during the summer months. Members supplement the professional cleaning services by testing the water five days a week and cleaning the pool as necessary.

Special Committee for RV Storage Areas

This committee collects licensee agreements, maintains list of space holders, and reassigns spaces that are vacated.

Special Development Committee

This committee assists in resolving issues with the Chelan County.

Be engaged in your community, please volunteer.

Gary Mansell, VDL HOA President

Changes to Our Community Center

Sharon Johnson and Cindy Sneesby have rearranged furniture at the upper level of the Community Center and added art work to the walls making this level more inviting sanctuary for the HOA members.

The lower level will also be eventually upgraded with new wall art, furniture and a flat screen TV as the budget allows.

If someone has a large flat screen TV to donate to the Association please email the board at vdlboard@vdlhoa.org.

The Board has approved new rules for the Community Center, including changes in the usage of the lower level. These rules will be USPS mailed to HOA members along with the proposed Budget for the 2017-2018 fiscal year. In addition, Gary Collins will be changing the code for the digital locks at the entry doors.



Rules for Renting Your VDL Property

For those who plan on renting their property at VDL, please review the rules for renters and share these rules with your renters. The owner is responsible for their renters' compliance with the VDL's governing documents.

Please note that at least one person who will be occupying the property must be 55 years old or older in compliance with the Declaration of Covenants, see Article XVIII "Age Restrictions". Also be aware that according to Article IX Section 16. H., the Owner who leases a lot is required to discontinue use of all common areas, unless that owner is occupying another lot as an owner or renter.

Selling Your VDL Property?



If you've decided to sell or rent your property, please send an email to Lori Comb who is the Membership Committee chairperson lac80@msn.com.

To help you navigate through the process of selling your property, Oliver Kurabi of 3Stripe Property Management provides the following helpful hints and tips:

- Working with a Realtor with experience selling homes in a Community Association, like Vista Del Lago, will help you avoid unnecessary fees and delays
- We also recommend you (the Seller) select an Escrow or Title company who specialize in the sales of homes in Community Associations.
- With every change in Occupancy, the Association levies a \$100 transfer fee
- Each new owner must submit a Contact Information Form (CIF) along with the Association's Age Verification Form (AVF): these can be sent to 3stripe or the Board directly. Per CC&R Article XVIII, reselling of a lot to persons under the age of 55 specifically requires approval of the Board.
- 3stripe's \$75 transfer fee can be avoided by providing the CIF and AVF, mentioned above, *prior* to the sale or close of a home.
- Your Escrow or Title company may require a Questionnaire to be submitted with closing. There is a cost associated with the completion of these documents, so please have your Escrow or Title company contact 3stripe as soon as they are able. Doing so will help to reduce the cost associated with this request.

Early Opening for the Swimming Pool

This year the pool should be ready for use by mid-May. Please use the pool per the VDL's "Rules and Enforcement" and common courtesy. Last year a new sign was posted that states many of the pool rules.



Update on Resolving Issues with Chelan County

The Board and Development Committee members are continuing to work with the Chelan County to resolve issues created by the Hearing Examiner's Decisions of 2011. It's been a slow process. We are working towards an amiable resolution without resorting to costly litigation. Hopefully, in a couple of weeks we'll hear back from the County on their thoughts for a resolution. However, that would leave insufficient time to create and distribute drafts of an amendment to the Declaration of Covenants, Bylaws and Site Binding Plan before the HOA annual meeting. The Board may provide a draft amendment at the HOA annual meeting for discussion; however, this draft probably would not be inclusive of all necessary changes.

RV Parking for Guests

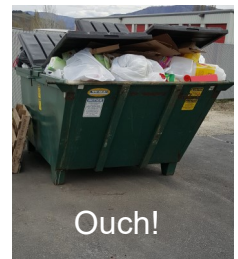
RV Lot space fees are due May 1 and payable up to June 3rd. Spaces without unpaid spaces will be reassign to another HOA member on the waiting list starting July 1. In addition to the check, please attach a completed RV space licensee addendum form. Checks and forms may be hand delivered to the VDL treasurer Brad Neal or sent to the following address: VDL, Attn: RV Storage Lot, 1000 SR150, Manson, Washington 98831.

There's currently only one RV space available for guests, such that arrangements must be made with the Jeff McCann or the Board well in advance. Jeff McCann is managing the RV Storage Areas.



Trash Service is Costly

The Zippy garbage containers are sometimes filled past capacity. Whenever garbage prevents the dumpster lids from closing or garbage is left outside of the dumpster, Zippy hits VDL with extra charges. Each 6-yard dumpster pick-up costs \$70; we'll have two pick-ups a week beginning in May. If a 4-yard dumpster is added, the cost will be \$240 per week for two pick-ups. For the current fiscal year, the cost of hauling away VDL garbage will be approximately \$6,000 — that's a significant budget line item.



It is in everyone's best interest to do the following:

- Take recyclables to the recycling center behind the Red Apple grocery store in Manson or across the highway from Wal-Mart in Chelan. (The recycling center at the Red Apple reportedly will be going away.)
- Compact your trash as much as possible. Don't depend on others to compact your trash to make room in the dumpster.
- Do not place construction materials in the dumpster. Take construction materials to the transfer station which is located across the highway from Wal-Mart in Chelan. This includes but not limited to old carpets, dry wall material, 5 gallon paint containers, and delivery pallets.
- Report persons who are dumping trash in the Zippy that do not actually stay at VDL; this also applies to Owners who have rented their lot, unless they're staying in another lot. When reporting improper dumping of trash to the Board, please provide your name as well as descriptive information about the offender.

Guest Registration

It's important to know who is visiting VDL. Without a registration process, the Board doesn't know whether someone is squatting on a property or has the owner's approval to be there. The Board also needs to know who to contact in case of an emergency. VDL's governing documents indicate several requirements for visitors, including the owner's responsible for their guests.

Please register your guest by sending an email to vdlboard@vdlhoa.org; include in the email the following:

- Lot Number, Owner's name, and Owner's phone number
- Names of the guests
- Dates when the guest will be staying on the lot.
- Name and phone number of responsible adult who will be staying on the lot with the guest.



Lawn and Landscape Watering

Unlike many other properties in Chelan County, VDL doesn't have irrigation water rights. Water for the lawns is paid at the domestic water usage rate. To control this cost, the lawns are watered once a day except for the months of July and August. Depending on the weather, lawns are watered twice a day during July and August. From July 1, 2015 to June 30, 2016, the water cost our Association \$11,060.08.

Irrigation pipe breaks result in wasteful water leaks. Please be aware of signs that may indicate a broken pipe, such as water flowing from the ground or large puddles of water. Report suspected irrigation pipe leaks to a Board member or Gary Collins, who is the Building and Grounds Committee Chairman

Plan Ahead for VDL Roadway Work

This year the winter has been especially cold resulting in damage to the asphalt pavement. In addition, every 3 to 5 years a seal coat must be applied to the surface of our roads; the last seal coat was done in 2012. In May, a contractor will be repairing the VDL roads and filling cracks in the roadway surface. The sealing work will be done in phases in late summer. Please allow the seal coat to cure before parking on a recently coated

Road Work on SR150

Reportedly, there'll be road work on SR150, so be prepared for traffic issues.



Events and Activities

Got an event or activity for the VDL community? Contact Linda Newell, who has recently volunteered to Chair the Social Committee.

Lost & Found

A set of keys was found at the upper floor in the Community Center. There's a strip of cloth attached to these keys. If you own these keys, please contact a Board member.



ARCHITECTURAL CONTROL COMMITTEE PROCESS

As a guide to owners, a new process has been developed that indicates the steps for submitting a worksheet, obtaining approval to begin work on lot improvements, and receiving final approval of the work. This guide is a process that supplements the Architectural Control Committee's (ACC) rules which are available on the VDL website <http://www.vdlhoa.org/>. Soon, the guide will be available on the website.

Submit your completed worksheets to Ken Johnson. Also, contact Ken for final ACC acceptance of your project. The ACC will be posting a spreadsheet on the website indicating what worksheets have been submitted and its status. This spreadsheet will be updated once a month.

If you have suggestions for improving the process guide or want clarification on the process or worksheet, please contact Phil Tracy who is the ACC chairperson or ACC members Ken Johnson and Ron Trickett.

The ACC helps us ensure VDL is a safe and aesthetically pleasing resort community.



Emergency Contact

If the unthinkable happens to persons or property at VDL, the Board should have an emergency contact person or persons in case the property owner or renter cannot be contacted. If you haven't already provided an emergency contact, please send the information to Lori Combs at lac80@msn.com. Lori Combs is VDL's Membership Committee Chairwoman.

VDL Website

The VDL website is located at <http://www.vdlhoa.org/>. This website continues to need updating and improvements. The Board is working with a website provider, but someone needs to work with this provider to ensure the website is current and meets VDL's needs. If you have experience or knowledge in maintaining a website and want to volunteer to help with the VDL website, please send an email to vdlboard@vdlhoa.org. Phil Tracy manages the website.

VDL HOA Board Members:

President: Gary Mansell

Vice President: Phil Tracy

Treasurer: Brad Neil

Member-at-large: Ken Johnson

Secretary:

Property Management: 3stripes